

EXTERIOR INFORMATION
test PDF Combine only

Type:	15	- Old Style
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 3
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	6	- Stucco
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- Good (-)
Year Blt:	1870	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	2	- Softwood	
Sec Floors:	3	- Hardwood	10 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X19	A	AV	1980	3.77	T	31.2	109			600			600
12	Pool-Gunite	D	Y	1	8X50	G	AV	1985	30.55	T	27.2	109			8,900			8,900
2	Frame Shed	D	Y	1	8X10	A	AV	2013	0.00	T	4.8	109						
19	Patio	D	Y	1	16X16	A	AV	2010	3.71	T	7.2	109			900			900

010.0
Map

0002
Block

0007.0
Lot

2 of 2
CARD

3

Residential

ARLINGTON

APPRaised: 651,500 /

USE VALUE: 651,500 /

ASSESSed: 651,500 /

Total Card /

Total Parcel

1,631,500

1,631,500

1,631,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		AVON PL, ARLINGTON

OWNERSHIP

Unit #:				
Owner 1:	SMITH SCOTT J/HEATHER A			
Owner 2:				
Owner 3:				
Street 1:	25 AVON PLACE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .297 Sq. Ft. of land mainly classified as Multi-House with a Old Style Building built about 1870, having primarily Stucco Exterior and 2799 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		0	0	Sq. Ft.	Site		0	0.	0.00	1																

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(Liv) Units:	2	Total:	3
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	6	- Stucco	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1870	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	2	- Softwood	
Sec Floors:	3	- Hardwood	10 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Othr.Fix:		Rating:	

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 1	Rating: Good
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.05369091
Const Adj.:	0.99098992
Adj \$ / SQ:	140.967
Other Features:	109761
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671991
Depreciation:	30912
Depreciated Total:	641080

COMMENTS

2 HEATING SYSTEMS, OIL AND GAS.	4
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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 10		BRs: 4		Baths: 2		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

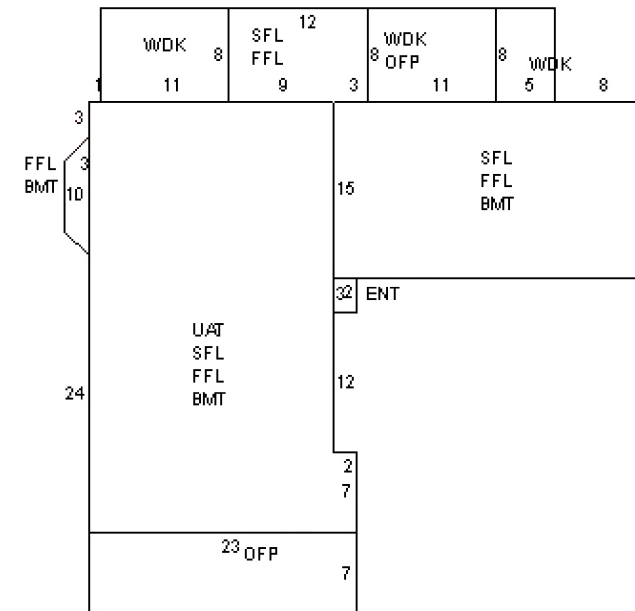
RES BREAKDOWN

No	RMS	BRS	FL
1	7	3	
1	3	1	
Totals			
2	10	4	

COMPARABLE SALES

[illegible]

SKETCH



SUB AREA

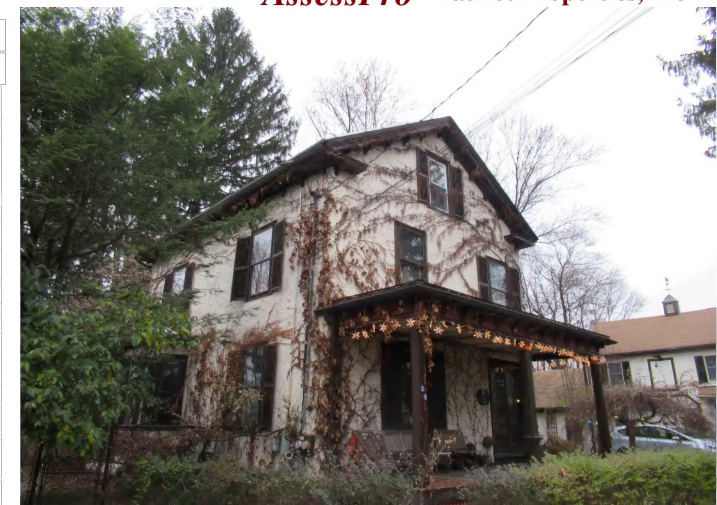
Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,309	140.970	184,52	
SFL	Second Floor	1,292	140.970	182,12	
BMT	Basement	1,213	42.290	51,29	
OPF	Open Porch	249	22.920	5,70	
WDK	Deck	216	10.530	2,27	
UAT	Upper Attic	198	98.680	19,51	
ENT	ENTRY	6	26.160	15	
Net Sketched Area:		4,483	Total:	445,60	
Size Ad	2601	Gross Area	5076	FinArea	279

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5	UAT	100	FLA	100		
9						
8						
7						
5						
3						
7						
4						
9						

IMAGE

AssessPro Patriot Properties, Inc



test PDF Combine only

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 3
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	6 - Stucco	20%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth: G10	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	5	- Lino/Vinyl	15 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj \$ / SQ:	181.420
Other Features:	82950
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410329
Depreciation:	76321
Depreciated Total:	334008

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid				Desc: Line 1								# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 4				BR:s: 1			Baths: 2		HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

SKETCH

Figure 1 consists of two square diagrams. The left square is labeled 'FFL (400)' in the center. It has side lengths of 20, indicated by labels on the top, bottom, left, and right sides. A central circle is shown with a radius of 400. The right square is labeled 'SFL FFL BMT (440)' in the center. It has side lengths of 22, indicated by labels on the top, bottom, left, and right sides. A central circle is shown with a radius of 440.

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Te
93						
47						
25						
65						
80						

IMAGE



test PDF Combine only

Type:	15	- Old Style	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	3
Foundation:	3	- BrickStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:	6	- Stucco	20 %
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt: G10	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	5	- Lino/Vinyl	15 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj \$ / SQ:	181.420
Other Features:	82950
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410329
Depreciation:	76321
Depreciated Total:	334008

COMMENTS

COMMENTS	
	8

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 1		Baths: 2		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	219.52	
Special Features:	0	Val/Su Net:	194.19	
Final Total:	334000	Val/Su SzAd	260.94	

SKETCH

The diagram illustrates two experimental setups side-by-side. The left setup is a square with a width of 20 cm and a height of 20 cm, containing a central region labeled 'FFL (400)'. The right setup is a square with a width of 22 cm and a height of 22 cm, containing a central region labeled 'SFL', 'FFL', and 'BMT (440)'. The vertical dimensions of 20 cm are indicated on the left and right sides of the left setup, and the 22 cm vertical dimension is indicated on the right side of the right setup.

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Te
3						
7						
5						
5						
0						

IMAGE

